

Memorandum

To: Planning Commission Members
From: The Development Department
CC: Honorable Members of City Council, Clerk of Council, City Departments
Date: June 3, 2011
Re: Staff Report for The Shoppes of Grove City – Special Use Permit (Outdoor Seating)

Item #3 – Starbucks – Special Use Permit (Outdoor Seating) (PID# 201105060013)

Application: Special Use Permit
Location: 2191 Stringtown Rd
Applicant: Brian Lorenz, WD Partners
Zoning: C-2
Use: Restaurant

Relevant Code Section(s):

- 1135.09 (b) (12) Special Use Permits

Project Summary:

The applicant seeking approval for an outdoor seating area for Starbucks located at 2191 Stringtown Road. The outdoor seating is approximately 350 square feet in area, located on the south side of the structure, between the building and the parking area. In order to separate the seating area from the vehicular use area, planters will be installed on the west edge of the seating area, to match the existing planters currently located on the east edge of the seating area. Black metal fencing is also proposed to further delineate the seating area. Seven (7) tables with twenty-two (22) chairs are proposed for the seating area. Tables and chairs will be black metal with dark green cloth umbrellas.

Code Analysis:

Per Section 1135.09, the Planning Commission is responsible for reviewing Special Use Permit requests and recommending approval, approval with modifications or denial to City Council based on findings of compliance with the standards and requirements of this Code (*see relevant code sections*) and subject to the conditions established by the Planning Commission to ensure compliance with the letter and intent of this Code. The following is the Development Department's evaluation based on code standards and requirements.

1. *The proposed use shall be in harmony with the existing or intended character of the district and nearby affected districts and shall not change the essential character of the districts;*

Standard is Met: The proposed outdoor seating area will be in harmony with the character of the district.

2. *The proposed use shall not adversely affect the use of adjacent property;*

Standard is Met: The proposed outdoor seating area will not affect the use of adjacent property.

3. *The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;*

Standard is Met: The proposed outdoor seating area will not adversely affect the health, safety, morals, or welfare of persons working in the neighborhood.

4. *The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer, and school;*

Standard is Met: The proposed outdoor seating area will not place any further demand on public services.

5. *The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the district;*

Standard is Met: The outdoor seating area will not impose a traffic impact on the right-of-way different from other permitted uses in the district.

6. *The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code and the Land Use Plan and any other plans and ordinances of the City;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements and ordinances of the City.

7. *The proposed use complies with the applicable specific provisions and standards of this Code;*

Standard is Met: The use is in accordance with the intent of all applicable code requirements.

8. *The proposed use shall be found to meet the definition and intent of a use specifically listed as a special use in the district in which it is proposed to be located;*

Standard is Met: The site is located in the C-2 district, in which outdoor seating associated with eating and drinking establishments is permitted with a Special Use Permit.

9. *A completed application indicating the Specific Special Use permit activity intended by the applicant shall be submitted to the Department of Development by the Council approved submittal dates;*

Standard is Met: The applicant properly submitted a completed application.

Recommendation(s):

After review and consideration, the Development Department recommends Planning Commission make a recommendation of approval to City Council for the Special Use Permit with the following stipulation:

1. No signage shall be permitted on umbrellas.